

**FOR
SALE**

W MIDWAY ROAD

**36 BEDS + OFFICES
& DINING HALL**

**COMMERCIAL
KITCHEN**

**36 BEDS + OFFICES
& DINING HALL**

**ADMINISTRATIVE
BUILDING**

**ADDITIONAL
+/- 7.2
AC LAND**

OFFERING MEMORANDUM

TURN-KEY 72-BED BEHAVIORAL HEALTH CAMPUS

WITH 7 ACRES OF EXPANSION POTENTIAL

3451 W MIDWAY ROAD, FORT PIERCE, FL 34981

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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TABLE OF CONTENTS

72-Bed Behavioral Health Campus with Land

Fort Pierce, FL

- 3 EXECUTIVE SUMMARY
- 4 INVESTMENT HIGHLIGHTS
- 5 INVESTMENT OVERVIEW
- 6 PROXIMITY MAP
- 7 AERIAL VIEW
- 8-9 PROPERTY PHOTOS
- 10 DEMOGRAPHICS
- 11 ZONING INFORMATION
- 12 CONTACT INFORMATION

CONTACT INFORMATION

Conor Mackin

Sales & Leasing Associate

772.291.8443

cmackin@commercialrealestatellc.com



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EXECUTIVE SUMMARY

This ±72-bed former detox and residential treatment campus presents a rare opportunity to acquire a nearly turn-key facility with significant expansion potential. Situated on a large parcel with an additional 7 acres of excess land, the property offers a scalable opportunity for operators seeking immediate occupancy with room to grow.

Previously configured with 18 detox beds and 56 residential beds, the campus includes four well-organized buildings: an administrative office building, a fully equipped commercial kitchen, and two residential housing buildings with patient rooms, group therapy spaces, and clinical offices.

The facility was formerly accredited by The Joint Commission, offering a strong compliance foundation and potential for streamlined re-licensure.

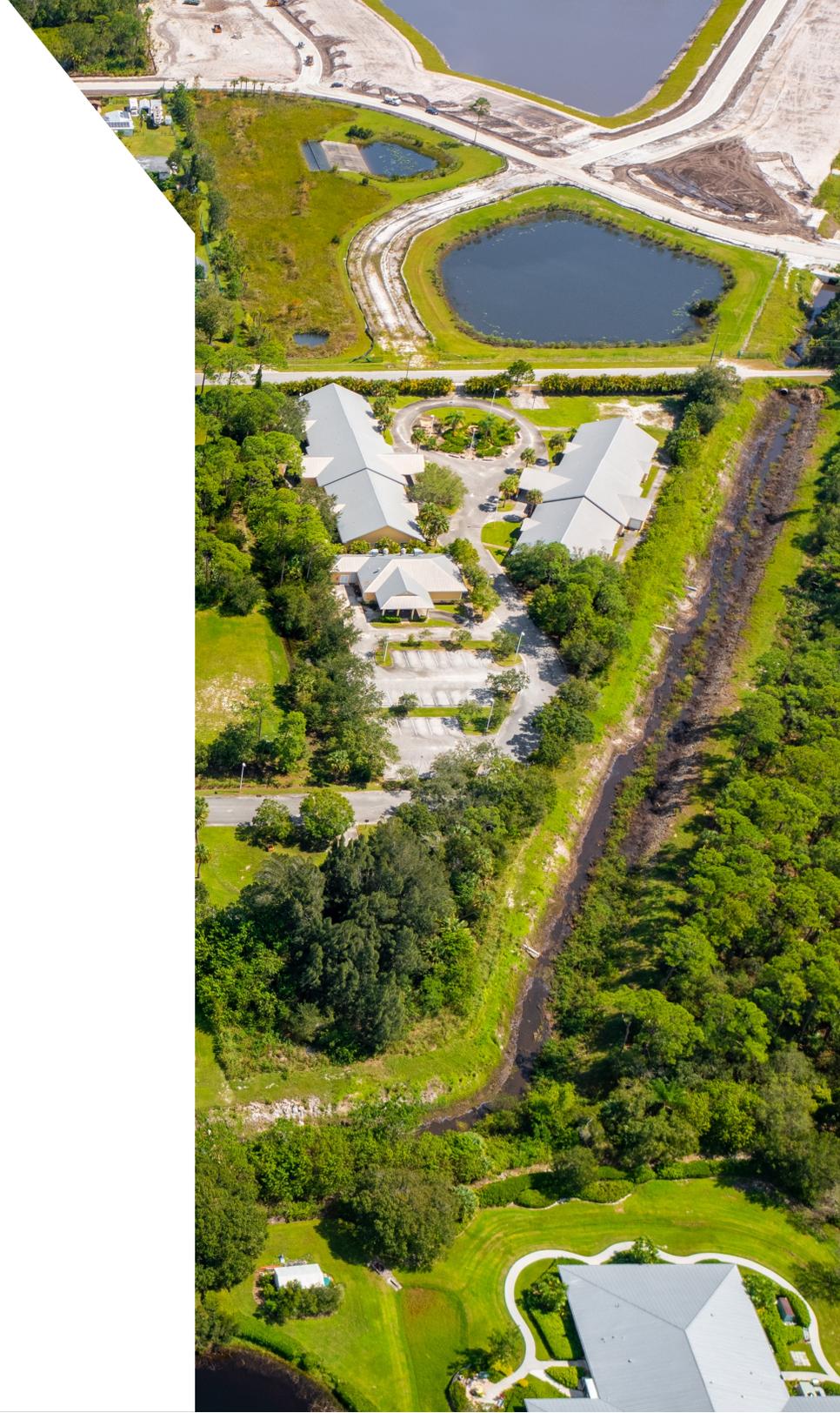
Strategically located just five minutes from Interstate 95, and centrally positioned between U.S. Route 1 and Selvitz Road, the property benefits from convenient regional access while being surrounded by established residential communities, medical providers, and community institutions.

This offering represents an ideal acquisition for behavioral health operators, healthcare investors, or groups seeking to establish or expand treatment services in the Treasure Coast region.



INVESTMENT HIGHLIGHTS

- Former 72-bed detox & residential treatment campus
- 18 detox beds | 56 residential beds configuration
- Nearly turn-key infrastructure
- Previously accredited by The Joint Commission
- 4-building campus layout:
 - Administrative building
 - Commercial kitchen facility
 - Two residential housing buildings
 - Group therapy rooms and clinical office space
- Additional 7 acres for expansion or complementary development
- 5 minutes to Interstate 95
- Centrally located between U.S. Route 1 and Selvitz Road
- Surrounded by residential, medical, and institutional uses



INVESTMENT OVERVIEW

PRICE	\$8,250,000
NO. OF BEDS	72
BUILDING SIZE	35,609 SF (Combined Total)
BUILDING TYPE	Treatment Center
ACREAGE	1.78 AC + 10.45 AC
FRONTAGE	135'
TRAFFIC COUNT	20,500 ADT
YEAR BUILT	1999-2000
CONSTRUCTION TYPE	CB Stucco
ZONING	I (SLC)
LAND USE	P/F (Public Facilities)
PARCEL ID	3403-502-0192-000-9 3403-502-0199-000-8

HIGHLIGHTS:

- Designed for Detox and Residential Treatment
- Patient Housing, Therapy & Admin Segregated by Building
- Commercial-Grade Kitchen Infrastructure
- Efficient Campus Flow & Layout



PROXIMITY MAP



AERIAL VIEW



PROPERTY PHOTOS



PROPERTY PHOTOS



DEMOGRAPHICS

Population	1 mile	5 miles	10 miles
2020 Population	2,850	106,061	286,591
2024 Population	3,207	112,166	318,929
2029 Population	3,891	134,990	386,035

Population By Race	1 mile	5 miles	10 miles
White	1,862	60,977	177,931
Black	674	23,728	71,293
American Indian/Alaskan Native	14	769	1,771
Asian	97	2,216	6,895
Hawaiian & Pacific Islander	1	63	158
Two or More Races	560	24,414	60,880
Hispanic Origin	657	29,872	73,63

Households	1 mile	5 miles	10 miles
2020 Households	1,041	41,598	111,244
2024 Households	1,134	42,984	122,881
2029 Household Projection	1,370	51,546	148,500
Annual Growth 2020-2024	2.9%	1.1%	2.5%
Annual Growth 2024-2029	4.2%	4.0%	4.2

Income	1 mile	5 miles	10 miles
Avg Household Income	\$78,216	\$70,830	\$76,038
Median Household Income	\$65,815	\$56,444	\$62,655



ZONING INFORMATION

I INSTITUTIONAL.

1. Purpose. The purpose of this district is to provide and protect and environment suitable for institutional, public, and quasi-public uses, together with such other uses as may be compatible with institutional, public, and quasi-public surroundings. The number in "()" following each identified use corresponds to the SIC Code reference described in Section 3.01.02 (B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

2. Permitted Uses.

- a. Community residential homes subject to the provisions of Section 7.10.07. (999)
 - b. Family day care homes. (999)
 - c. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or the Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
 - d. Institutional residential homes. (999)
 - e. Parks. (999)
 - f. Police and fire protection. (9221,9224)
 - g. Recreational activities. (999)
 - h. Religious organizations. (866)
3. Lot Size Requirements. Lot size requirements shall be in accordance with Section 7.04.00.

- 4. Dimensional Regulations. Dimensional requirements shall be in accordance with Section 7.04.00.
- 5. Off-Street Parking and Loading Requirements. Off-street parking and loading requirements are subject to Section 7.06.00.
- 6. Landscaping Requirements. Landscaping requirements are subject to Section 7.09.00.
- 7. Conditional Uses:
 - a. Amphitheaters. (999)
 - b. Cemeteries. (6553)
 - c. Membership organizations. (86)
 - d. Correctional institutions. (9223)
 - e. Cultural activities and nature exhibitions. (999)
 - f. Educational services and facilities. (82)
 - g. Executive, legislative, and judicial functions. (91, 92, 93, 94, 95, 96, 97)
 - h. Fairgrounds. (999)
 - i. Funeral and crematory services. (726)
 - j. Theaters. (999)
 - k. Medical and other health services. (80)
 - l. Postal service. (43)
 - m. Residential care facilities for serious or habitual juvenile offenders. (999)
 - n. Social services. (83)
 - o. Sporting and recreational camps. (7032)
 - p. Stadiums, arenas, race tracks. (794)

- q. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
- 8. Accessory Uses. Accessory uses are subject to the requirements of Section 8.00.00, and include the following:
 - a. Drinking places (alcoholic beverages related to civic, social, and fraternal uses). (999)
 - b. Restaurants. (Including the sale of alcoholic beverages for on-premises consumption only.) (999)
 - c. Funeral and crematory services. (726)
 - d. Heliport landing/takeoff pads. (999)
 - e. Detached single-family dwelling unit or mobile home, for on-site security purposes. (999)
 - f. Residence halls or dormitories. (999)
 - g. Solar energy systems, subject to the requirements of Section 7.10.28.

CONTACT INFORMATION



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\$8,250,000

PURCHASE PRICE

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thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Jeremiah Baron & Co.

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